



DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

April 18, 2018

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Lauren Buckler
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1-C. CONSTRUCTION CONTRACT

Department Of General Services/Department of Health

Contract ID: Install New Sprinkler System/Demolition and
Install Suspended Grid Ceiling System
Clifton T. Perkins Hospital Center
Project No. MS-531-180-001
ADPICS No. 001B8400436

Contract Description: Contract for the installation of new sprinkler system/demolition and installation of suspended grid ceiling system at Clifton T. Perkins Hospital Center in Howard County.

Procurement Method: Competitive Sealed Bidding

<i>Bids or Proposals</i>	<i>Amount</i>
Baltimore Contractors, Inc., Glen Burnie, MD	\$326,664.00
Imec Group, LLC, Columbia, MD	\$361,942.00
James P. Kruger & Assoc., Ellicott City, MD	\$397,708.00

Award: Baltimore Contractors, Inc.

Term: 90 Calendar Days

Amount: \$326,664.00

MBE Participation: 10% - Applies to base bid - \$188,888.00

Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site and *eMaryland Marketplace.com* on December 27, 2017. Bids were opened January 27, 2018, and four bids were received. One bid was rejected because the bidder did not provide all required documentation for their bid. The engineer's estimate for this project is \$265,000.00. This project includes alternates that were exercised. The recommended contractor Baltimore Contractors, Inc. has been found responsible, its bid responsive and has confirmed its bid.

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1-C. CONSTRUCTION CONTRACT (cont'd)

Fund Source: Item 104 MCCBL 2017

Resident Business: Yes

MD Tax Clearance: 18-0726-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Lauren Buckler
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2-AE. ARCHITECTURE AND ENGINEERING SERVICES
Department of Public Safety and Correctional Services

Contract ID: High Temperature Hot Water and Perimeter
Security Fence System Improvements
at Eastern Correctional Services
Project No. KO-000-160-D01
ADPICS No. 001B8400435

Description: Eastern Correctional Institution is located in Somerset County. Project involves designing a new steam supply and condensing return piping and high temperature hot water piping. Project also involves designing a dual fence system with a fence-mounted electronic perimeter protection system and replacing all pedestrian and vehicle gates. Approximately 11,457 ft. of fencing will be replaced.

Procurement Method: Maryland Architectural and
Engineering Services Act

<i>Bids or Proposals</i>	<i>Qualification and Technical Scores</i>
Gipe and Associates, Inc., Baltimore, MD	184.67
Kibart, Inc., Baltimore, MD	183.50
RMF Engineering, Baltimore, MD	158.00

Award: Gipe and Associates, Inc.

Term: 40 Months

Amount: \$ 1,943,735

MBE Participation: 20%

Performance Bond: N/A

Remarks: This solicitation was advertised on eMaryland Marketplace on November 8, 2017. Six firms submitted Letters of Interest and four submitted technical proposals. All four technical proposals received, were evaluated as responsive; one of the four firms achieved the minimum qualifying score of 85%. It was determined that a Second Phase Review Panel evaluation was required. The Qualification Committee's recommendation of the ranking of the firms authorized negotiations with the top ranked firm Gipe and Associates, Inc.

DEPARTMENT OF GENERAL SERVICES
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2-AE. ARCHITECTURE AND ENGINEERING SERVICES (cont'd)

On March 05, 2018, the chairman of the Negotiation Committee certified that the negotiations were conducted in accordance with the regulations governing the Negotiation Committee, that the price proposal was based upon the scope of services outlined in the project program and DGS procedures for providing architectural/engineering services, and that the negotiated price proposal was fair, competitive, and reasonable.

The negotiated price proposal and the scope of services represented by the price proposal were reviewed by the Department of General Services and approved as required by Title 13-308 of the State Finance and Procurement Article, Annotate Code of Maryland.

Fund Source Item 006 MCCBL 2016

Resident Business: Yes

MD Tax Clearance: 18-0122-0000

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Contact: Lauren Buckler
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3-AE-MOD. AE CONTRACT MODIFICATION
Department Of General Services

Contract ID: Maryland State Office Complex,
Underground Steam Piping Replacement
Phase III - Annapolis
Project No. BA-000-130-001
ADPICS No. 001B6400120/C0H57953

Original Contract Approved: 08/26/2015 BPW, Item 7-GM

Contractor: Kibart Inc. Baltimore, MD

Contract Description: The A/E will provide design drawings, specifications and construction administration for the project. The A/E will attend all projects meetings, take meeting minutes and provide those minutes to all team members. The A/E will provide submittal review, approval services and respond to all RFI's. All other procedures outlined in the DGS Architectural/Engineering Professional Services agreement apply to this contract.

Original Procurement Method: Maryland Architectural and
Engineering Services Act

Modification Description: Approval is requested to provide additional design services to include the replacement of additional underground utilities in Lawyer's Mall. The utilities include chilled water supply and return lines, cold water supply main line, gas supply line, storm water drains and trenches, electrical, and telecommunication duct banks.

Modification Term: 120 Calendar Days

Original Contract Amount: \$193,414.99

Modification Amount: \$290,918.08

Prior Modifications/Options: \$60,391.30

Revised Total Contract Amount: \$ 544,724.37

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3-AE-MOD. AE CONTRACT MODIFICATION (cont'd)

Percent +/- (This Modification): 150.41 %

Overall Percent +/-: 181.64 %

Fee Applicable: N/A

Remarks: The Indefinite Quantity Contract (IQC) DGS-12-004-IQC was developed for DGS to Provide Mechanical, Electrical and Plumbing Engineering Services for the Department of General Services for Multiple Construction Projects. Including this contract modification the aggregate of awards to Kibart, Inc. is \$448,337.93. The extension date for this contract (DGS-12-004-IQC) is October 03, 2018.

Fund Source: MCCBL 2017 Item 104

Resident Business: Yes

MD Tax Clearance: 18-0902-0111

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April 18, 2018



Contact: Daniel Schmuck
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4-M. MAINTENANCE CONTRACT
Department of General Services

Contract ID: Janitorial Services
Project No. H00R8400024
ADPICS No. 001B8400430

Description: Contract to provide janitorial services at the Department of General Services Hilton Heights Center, 500 & 530 in Baltimore.

Procurement Method: Preference Provider
(Community Service Provider)

Award: The Arc of Baltimore, Baltimore, MD

Term: 06/01/2018 – 5/30/2023

Amount: \$459,235.51

MBE Participation: 0

Performance Bond No

Remarks: The Arc of Baltimore, Inc., a certified shelter workshop, is to be awarded this contract pursuant to COMAR 21.11.05. Pricing for this contract was approved by the Pricing and Selection Committee on January 24, 2018. The Arc of Baltimore, Inc., has confirmed the contract price and accepted the terms and condition.

Fund Source:

H00 18	33459	0813	\$6,459.58
H00 19	33459	0813	\$91,847.10
H00 20	33459	0813	\$91,847.10
H00 21	33459	0813	\$91,847.10
H00 22	33459	0813	\$91,847.10
H00 23	33459	0813	\$85,387.53

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4-M. MAINTENANCE CONTRACT *(cont'd)*

Resident Business: Yes

MD Tax Clearance: 18-0379-1110

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April 18, 2018



Contact: Daniel Schmuck
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5-M-MOD. MAINTENANCE CONTRACT MODIFICATION
Department Of Human Services

Contract ID: Arbutus/Catonsville DC/MS
Janitorial Services
Catonsville, MD
ADPICS No. 001B5400484/COH55829

Original Contract Approved: DPRB Item S-001, 4/28/15

Contractor: National Center on Institutes and Alternatives
Baltimore, MD

Contract Description: Contract to provide janitorial services for the Arbutus/Catonsville District Court/Multi-service Center in Catonsville.

Original Procurement Method: Preference Provider
Certified Sheltered Workshop

Modification Description: Approval is requested for a six month extension to the existing contract to allow time to award a new contract.

Original Contract Term: 05/01/2015 – 04/30/2018

Modification Term: 05/1/2018 – 10/31/2018

Original Contract Amount: \$196,160.01

Modification Amount: \$26,472.30

Prior Modifications/Options: \$0

Revised Total Contract Amount: \$222,632.31

Percent +/- (This Modification): 13.50%

Overall Percent +/-: 13.50%

MBE Participation: 0%

Performance Bond No

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5-M-MOD. MAINTENANCE CONTRACT (cont'd)

Remarks: The six month extension will allow DGS time to solicit a new long term contract. MD Works needs additional time to review the contract specifications. The contractor has agreed to the extension at the same contract terms.

Fund Source: H00 18 33461 0813 \$8,824.10
H00 19 33461 0813 \$17,648.20

Resident Business: Yes

MD Tax Clearance: 18-0792-1110

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April 18, 2018



Contact: Lauren Buckler
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6-GM. GENERAL MISCELLANEOUS

Baltimore City Community College - Liberty Campus

Reference: In accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval is requested for the use of General Obligation Bond funding for the contract noted below: in the total amount of \$25,000.00. (1 item).

Contract ID: Main Building Renovation
Project No.: CC-623-981-101

Contract Description: Contract to provide roofing system consulting services in defense a claim brought by the terminated contractor. An amount not to exceed \$25,000.00 is requested to cover the pre-trail exploratory and trial period.

Procurement Method: Maryland Architectural and
Engineering Services Act

Award: Gale Associates, Inc., Baltimore, MD

Term: 365 Days

Amount: \$ 25,000.00

Remarks: Gale Associates, Inc. (GAI) was retained by the State to review the previous roofing which was found to be nonconforming and was subsequently removed. The Office of the Attorney General has requested GAI provide expert testimony prior to and during the claim litigation process.

Fund Source: Item 018 MCCBL 2012
"Provide construction and equipment
funds to complete Phase II of the Main
Building renovation"

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6-GM. GENERAL MISCELLANEOUS (cont'd)

Resident Business: Yes

MD Tax Clearance: 18-0959-0111

BOARD OF PUBLIC WORKS

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DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Wendy Scott-Napier
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7-LT. TENANT LEASE

Department of Juvenile Services

Recommendation: Approve new two year parking lease.

Landlord: Mayor and City Council of Hagerstown
1 East Franklin St.
Hagerstown, MD 21740

Property Location: 25 N. Potomac Street Garage
Hagerstown, MD 21740

Space Type: Surface Lot	Lease Type: New	Number of Spaces: 14
Duration: 2 Years	Effective: 04/21/2018	
Annual Rent: \$10,416.00	Rate/Space/Month: \$62.00	

Utilities Responsibility:	Landlord
Custodial Responsibility:	Landlord
Previous Board Actions:	None

Fund Source: 100% General 002 1301 PCA 11301 Object 0705

Remarks:

1. These spaces are used by the Department of Juvenile Services employees and four State vehicles.
2. The number of spaces is on a 1:2 ratio established for this area.
3. The lease contains a termination for convenience clause.
4. This parking was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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April 18, 2018



Contact: Wendy Scott-Napier
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8-LT. TENANT LEASE

Higher Education Commission

Recommendation: Approval is requested for the renewal of a two year lease for 23 parking spaces.

Background: Reference is made to item 14-LT Revised dated 4/6/16, wherein the Board of Public Works approved a two year lease for the period 5/1/16 – 4/30/18 with two renewal terms of two years each. This approval will exercise the first renewal term.

Landlord: Baltimore Arena Parking Associates, LLC.
300 East Lombard St., Suite 630
Baltimore, MD 21202

Property Location: 210-218 W. Baltimore Street, Baltimore, MD 21202

Space Type:	Parking Garage	Lease Type:	Renewal	Number of Spaces:	23
Duration:	2 Years	Effective:	May 1, 2018		
Annual Rent:	\$35,880.00	Rate/Space/Month:	\$130.00		

Utilities Responsibility: Lessor
Custodial Responsibility: Lessor
Previous Board Actions: 04/06/2016- 14-LT Revised

Fund Source: R62, 18 & 19, 01221, 0705, \$71,760.00

Remarks:

1. The number of spaces complies with the 1:3 ratio established for this area.
2. The lease contains a termination for convenience clause.
3. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.05.05.02D.

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ACTION AGENDA
April 18, 2018



Contact: Wendy Scott-Napier
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9-LT. TENANT LEASE

Department of Human Services

Recommendation: Approve new effective date of 5/1/18 for expansion of existing lease and additional lease term which has capped build-out costs at \$40 per sf.

Background: Reference is made to item 16-LT approved on 12/6/17, wherein the Board of Public Works approved an additional 3,713 sf of space for training and storage. Following this lease approval, it was discovered that the Landlord had not executed the lease and required further discussions on the lease construction costs for the build-out of space in the expansion area. It was subsequently agreed that the build-out costs by the Landlord would not exceed \$40 per square foot. Typically, build-out costs are capped at \$35.00 per square foot. Due to cost over-runs that were experienced with the larger lease fit-up for this space, an additional \$5 was permitted for this expansion space. This resulted in a delay of the lease effective date now planned for 5/1/18. The substantive change of terms between Item 16-LT and this Action Agenda are the revised effective date and the addition of the build-out cost provision mentioned above.

Further reference is also made to item 8-LT dated January 4, 2017 wherein the Board of Public Works approved a 10 year lease term for the period that commenced July 24, 2017.

Landlord: Expo Properties, LLC, 4851 Holabird Avenue, Baltimore, MD 21201

Property Location: 1888 North Market Street, Frederick, MD 21201

BOARD OF PUBLIC WORKS		THIS ITEM WAS:	
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WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF GENERAL SERVICES
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April 18, 2018



Contact: Wendy Scott-Napier
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10-LT. TENANT LEASE

*Department of Education
Workers' Compensation Commission
Public School Construction Program*

Recommendation: Approval is requested for a two year parking lease.

Background: Reference is made to item 15-LT dated 4/6/16, wherein the Board of Public Works approved a lease for the period 5/1/16 – 4/30/18 with two renewal terms of two years each. This approval will exercise the first renewal term.

Landlord: Baltimore Arena Parking Associates, LLC.
300 East Lombard Street, suite 630
Baltimore, MD 21202

Property Location: 210 -218 W. Baltimore Street
Baltimore, MD 21202

Space Type:	Parking Garage	Lease Type:	Renewal	Number of Spaces:
Duration:	2 Years	Effective:	May 1, 2018	MSDE 107
Annual Rent:	\$258,960.00	Rate/Space/Month:	\$130.00	WCC 52
				PSCP 7
				Total 166

Utilities Responsibility: Lessor
Custodial Responsibility: Lessor
Previous Board Actions: 04/30/14 Item 14-LT-OPT
Fund Source:

MSDE R00 18, B5768, 0751, \$333,840.00
WCC 01/Special Funds 100%, 18, 11003,705, \$81,120.00
PSCP 100% general 18, 00001, 0751, 0705, \$10,920.00

Remarks:

1. Parking spaces are being requested to accommodate the needs of the Maryland State Department of Education, Worker's Compensation Commission and the Public School Construction Program in Baltimore City.

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10-LT. TENANT LEASE *(cont'd)*

2. The number of spaces complies with the 1:3 ratio established for this area.
3. The lease contains a termination for convenience clause.
4. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.05.05.02D.

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Contact: Wendy Scott-Napier
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11-LT. TENANT LEASE

Department of Human Services

Recommendation: Approval is requested for a ten year lease renewal.

Background: Reference is made to item 12-LT dated 10/31/07, wherein the Board of Public Works approved a lease for the period 11/1/07 – 10/31/17. The six month hold-over period has been in effect for the period 11/1/17 – 4/30/18.

Sublease Landlord: BC Dundalk Associates
c/o B&B Realty Services PO Box 196 Stevenson, MD 21153

Master Landlord/Owner: VEI Dundalk, LLC
1500 Serpentine Road, Suite 100
Baltimore, MD 21209

Property Location: 1400 Merritt Blvd. C
Dundalk, MD 21227

Space Type: Office **Lease Type:** Renewal **Sq.Ft.:** 12,500
Duration: 10 yrs. **Effective:** 5/1/2018
Annual Rent \$279,432.06 (average) **Square Foot Rate:** \$22.36 (average)
\$243,750.00 year 1 escalated 3.0% annually \$19.50 year 1 escalated 3.0%
annually

Utilities Responsibility: Tenant
Custodial Responsibility: Landlord
Previous Board Actions: Item 12-LT, dated 10/31/2007

Fund Source: N00G0002 7B03 1351 G0010 12,500

Remarks:

1. This location houses the Department of Social Services' Dundalk Family Investment Division for daily client contact for Temporary Assistance, Supplemental Nutrition Assistance Program and Medical Assistance.

DEPARTMENT OF GENERAL SERVICES
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11-LT. TENANT LEASE (cont'd)

2. This lease contains provisions for termination for convenience and months holdover.
3. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605E., as authorized by COMAR 21.05.05.02D.

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Contact: Wendy Scott-Napier
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12-LT. TENANT LEASE

Department of Public Safety and Correctional Services

Recommendation:

1. RETROACTIVE. Ratify continuation of tenancy from 6/31/17 to 4/30/18.
2. Approve a short term renewal lease

Background: Reference is made to item 19-LT-OPT dated 12/16/15, wherein the Board of Public Works approved a one year lease for the period 1/1/16 – 12/31/16, with a six month hold-over period. The lease expired on 6/30/17 and retroactive approval is needed for the period 7/1/17 – 4/30/18 for a total of ten months. The retroactive period occurred due to unexpected delays in the Agency's planning and relocation process for this leased space.

Landlord: GRP 3021 E. Madison, LLC
1212 York Road, Suite C-300, Lutherville, MD 21093

Property Location: 3027 E. Madison St., Baltimore, MD 21224

Space Type: Office	Lease Type: New / Retroactive	Sq.Ft.: 7,930
Duration: 18 months	Effective: 2/1/2018	
Annual Rent: \$98,848.08	Square Foot Rate: \$12.47	

NOTE: Ratification requested for payment for ten months, from the period 7/1/17 through 4/30/18 at a cost of \$82,373.40.

Utilities Responsibility:	Tenant
Custodial Responsibility:	Tenant
Previous Board Actions:	12/16/15, #19-LT-OPT

Fund Source: DPP-C TC10 1310 TC110 \$7,930

Remarks:

1. This space has been used since 2000 as administrative and client contact offices for the Division of Parole and Probation Office of Criminal Supervision and the Drinking Driver Monitor Program.

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12-LT. TENANT LEASE (cont'd)

2. This 18 month extension will allow the agency time to identify a property for relocation or negotiate a longer-term renewal.
3. The lease contains a termination for convenience clause and the standard six month hold-over provision.
4. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605E., as authorized by COMAR 21.05.05.02D.

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April 18, 2018



Contact: Cathy Ensor
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13-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

***Board of Trustees of St Luke's Methodist Church of St. Michaels, Maryland
St. Luke's Preschool (Talbot County)***

*"For the acquisition, planning, design, construction, repair, renovation,
reconstruction, site improvement, and capital equipping of playground equipment for
St. Luke's Preschool, located in Talbot County."*

\$20,000.00

*Maryland Consolidated Capital Bond Loan of 2017 (LHI – Chapter 022, Acts of 2017)
DGS Item G089; (SL-040-170-038)*

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Trustees of St. Luke's Methodist Church of St. Michaels, Maryland has submitted evidence in the form of canceled checks and invoices that it has \$26,726.50 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Trustees of St. Luke's Methodist Church of St. Michaels, Maryland \$6,726.50 for eligible expenditures.

Background:	Total Project	\$40,000.00
	17-G089 (This Action)	\$20,000.00
	Local Cost	\$20,000.00

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

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13-CGL. CAPITAL GRANTS AND LOANS (cont'd)

2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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April 18, 2018



Contact: Cathy Ensor
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14-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

Board of Directors of Strathmore Hall Foundation, Inc.

Strathmore Hall (Montgomery County)

“For the planning, design, construction, and capital equipping of renovations and improvements to Bou Terrace, the Concert Hall, and Mansion.”

\$3,000,000.00

*Maryland Consolidated Capital Bond Loan of 2017 (MISC - Chapter 022, Acts of 2017)
DGS Item G009, (SL-036-150-038)*

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Directors of Strathmore Hall Foundation, Inc. has submitted documentation that it has \$1,476,456.89 in canceled checks and invoices, and \$1,800,000.00 in a financial institution, and Montgomery County Government has allocated \$1,000,000.00 in its Fiscal Year 2017 budget, for a total of \$4,276,456.89 to meet the matching fund requirement for this project.

Background:	Total Project	\$8,000,000.00
	17-G009 (This Action)	\$3,000,000.00
	15-G012 (Prior Action)	\$1,000,000.00
	Local Cost	\$4,000,000.00

(Prior Action: 8/17/16 Agenda, Item 24-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

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14-CGL. CAPITAL GRANTS AND LOANS (cont'd)

2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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Contact: Cathy Ensor
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15-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into grant agreements for the following grants:

Board of Directors of A Wider Circle, Inc.

A Wider Circle Community Service Center (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of A Wider Circle Community Service Center, located in Montgomery County.”

\$125,000.00

Maryland Consolidated Capital Bond Loan of 2016 (LSI – Chapter 027, Acts of 2016), DGS Item G087

\$50,000.00

Maryland Consolidated Capital Bond Loan of 2016 (LHI – Chapter 027, Acts of 2016), DGS Item G164; (SL-067-160-038)

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2018 and the Board of Public Works to certify a matching fund. The Board of Directors of A Wider Circle, Inc. has submitted documentation that it has over \$175,000.00 in a financial institution to meet the matching fund requirement for this project.

Background:	Total Project	\$11,599,000.00
	16-G087 (This Action)	\$ 125,000.00
	16-G164 (This Action)	\$ 50,000.00
	17-G065 (Future Action)	\$ 125,000.00
	Local Cost	\$11,299,000.00

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



15-CGL. CAPITAL GRANTS AND LOANS (cont'd)

2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Cathy Ensor
410.767.4107
cathy.ensor@maryland.gov

16-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into grant agreements for the following grants:

Board of Directors of the Southeast Community Development Corporation, the Board of Directors of Casa de Maryland, Inc., and the CASA Baltimore Neighborhood Center, LLC

Baltimore Regional Education and Training Center (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Baltimore Regional Education and Training Center, located in Baltimore City.”

\$300,000.00

Maryland Consolidated Capital Bond Loan of 2016 (MISC-Chapter 027, Acts of 2016)
DGS Item G027

\$132,500.00

Maryland Consolidated Capital Bond Loan of 2016 (MISC-Chapter 027, Acts of 2016)
DGS Item G047, (SL-058-160-038)

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2018 and the Board of Public Works to certify a matching fund. The CASA Baltimore Neighborhood Center, LLC is utilizing the value of property as their matching fund. The Department of General Services, Real Estate Office has reviewed the appraisal for the property located at 2706 Pulaski Highway in Baltimore City and has approved a value of \$453,000.00 to meet the matching fund requirement.

Background:

Total Project	\$9,565,544.00
16-G027 (This Action)	\$ 300,000.00
16-G047 (This Action)	\$ 132,500.00
Local Cost	\$9,133,044.00

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



16-CGL. CAPITAL GRANTS AND LOANS (cont'd)

2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Cathy Ensor
410.767.4107
cathy.ensor@maryland.gov

17-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

***Board of Directors of the Camp Springs Elks Lodge No. 2332,
Benevolent and Protective Order of Elks of the United States of America, Incorporated
Camp Springs Elks Lodge No. 2332 (Prince George's County)***

*"For the acquisition, planning, design, construction, repair, renovation,
reconstruction, site improvement, and capital equipping of the Camp Springs Elks
Lodge No. 2332, located in Prince George's County."*

\$25,000.00

*Maryland Consolidated Capital Bond Loan of 2017 (LSI – Chapter 022, Acts of 2017),
DGS Item G145; (SL-037-160-038)*

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Directors of the Camp Springs Elks Lodge No. 2332, Benevolent and Protective Order of Elks of the United States of America, Incorporated has submitted documentation that it has over \$25,000.00 in a financial institution to meet the matching fund requirement for this project.

Background:	Total Project	\$90,000.00
	17-G145 (This Action)	\$25,000.00
	16-G103 (Prior Action)	\$20,000.00
	Local Cost	\$45,000.00

(Prior Action: 4/26/17 Agenda, Item 17-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



17-CGL. CAPITAL GRANTS AND LOANS (cont'd)

2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Cathy Ensor
410.767.4107
cathy.ensor@maryland.gov

18-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

Board of Directors of the Friends Aware, Incorporated

Friends Aware Facility (Allegany County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Friends Aware facility, located in Allegany County.”

\$75,000.00

Maryland Consolidated Capital Bond Loan of 2016 (LHI – Chapter 027, Acts of 2016), DGS Item G121; (SL-025-120-038)

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2018 and the Board of Public Works to certify a matching fund. The Board of Directors of the Friends Aware, Incorporated is utilizing the value of property to meet the matching fund requirement. The Department of General Services, Real Estate Office reviewed the appraisal for 1601 Holland Avenue in Cumberland and approved a value of \$181,600.00. A portion of the value of this property was previously utilized as match for prior grants in the amount of \$100,000.00. With the current grant, the grantee has utilized a total of \$175,000.00 of the value of property to meet the matching fund requirement.

Background:	Total Project	\$2,098,000.00
	16-G121 (This Action)	\$ 75,000.00
	14-G040 (Prior Action)	\$ 50,000.00
	14-G126 (Prior Action)	\$ 50,000.00
	13-G036 (Prior Action)	\$ 50,000.00
	13-G110 (Prior Action)	\$ 50,000.00
	12-G031 (Prior Action)	\$ 125,000.00
	12-G100 (Prior Action)	\$ 125,000.00
	Local Cost	\$1,573,000.00

(Prior Actions: 5/13/15 Agenda, Item 49-CGL; and 4/17/13 Agenda, Item 18-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



18-CGL. CAPITAL GRANTS AND LOANS (cont'd)

2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Cathy Ensor
410.767.4107
cathy.ensor@maryland.gov

19-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

Board of Directors of the Historical Society of Frederick County, Inc.

Heritage Frederick Capital Improvements (Frederick County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the headquarters building for Heritage Frederick, located in Frederick County.”

\$25,000.00

Maryland Consolidated Capital Bond Loan of 2017 (LSI – Chapter 022, Acts of 2017)
DGS Item G126; (SL-041-170-038)

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Directors of the Historical Society of Frederick County, Inc. has submitted evidence in the form of canceled checks and invoices that it has \$15,577.00 in eligible expenditures and over \$20,000.00 in a financial institution for a total of \$35,577.00 to meet the matching fund requirement for this project.

Background:	Total Project	\$51,285.00
	17-G126 (This Action)	\$25,000.00
	Local Cost	\$26,285.00

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Cathy Ensor
410.767.4107
cathy.ensor@maryland.gov

20-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

Board of Directors of the Friends of Historic Linthicum Walks, Inc. and Anne Arundel County, Maryland

Historic Linthicum Walks (Anne Arundel County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Linthicum Walks historic home and park, including site improvements to the park, located in Anne Arundel County.”

\$100,000.00

Maryland Consolidated Capital Bond Loan of 2016 (LHI – Chapter 027, Acts of 2016; as amended by Chapter 022, Acts of 2017), DGS Item G124

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2018 and the Board of Public Works to certify a matching fund. Anne Arundel County, Maryland has submitted documentation that it has allocated \$100,000.00 in its Fiscal Year 2018 to meet the matching fund requirement for this project.

Background:	Total Project	\$300,000.00
	16-G124 (This Action)	\$100,000.00
	06-G122 (Prior Action)	\$ 50,000.00
	Local Cost	\$150,000.00

(Prior Action: 5/21/08 Agenda, Item 20-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



20-CGL. CAPITAL GRANTS AND LOANS (cont'd)

2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Cathy Ensor
410.767.4107
cathy.ensor@maryland.gov

21-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

Board of Trustees of the Historic Sotterley, Inc.

Historic Sotterley Plantation (St. Mary's County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Sotterley Plantation, located in St. Mary's County."

\$100,000.00

*Maryland Consolidated Capital Bond Loan of 2016 (MISC – Chapter 027, Acts of 2016)
DGS Item G012; (SL-066-160-038)*

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2018 and the Board of Public Works to certify a matching fund. The Board of Trustees of the Historic Sotterley, Inc. has submitted evidence that is has \$100,000.00 in in-kind donations to meet the matching fund requirement for this project.

Background:	Total Project	\$500,000.00
	16-G012 (This Action)	\$100,000.00
	12-G141 (Prior Action)	\$ 50,000.00
	06-G182 (Prior Action)	\$ 50,000.00
	05-G136 (Prior Action)	\$ 50,000.00
	Local Cost	\$250,000.00

(Prior Actions: 5/28/14 Agenda, Item 37-CGL; 2/27/08 Agenda, Item 16-CGL;
and 2/27/08 Agenda, Item 9-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



21-CGL. CAPITAL GRANTS AND LOANS (cont'd)

2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Cathy Ensor
410.767.4107
cathy.ensor@maryland.gov

22-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

Board of Directors of the Hospice of Charles County, Incorporated
Hospice House of Charles County (Charles County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Hospice House of Charles County, located in Charles County."

\$150,000.00

Maryland Consolidated Capital Bond Loan of 2016 (LHI – Chapter 027, Acts of 2016), DGS Item G153; (SL-052-080-038)

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2018 and the Board of Public Works to certify a matching fund. The Board of Directors of the Hospice House of Charles County, Incorporated has submitted documentation that it has over \$150,000.00 in a financial institution to meet the matching fund requirement for this project.

Total Project	\$2,200,001.00
16-G153 (This Action)	\$ 150,000.00
10-G043 (Prior Action)	\$ 45,000.00
10-G122 (Prior Action)	\$ 150,000.00
09-G059 (Prior Action)	\$ 105,000.00
09-G110 (Prior Action)	\$ 145,000.00
08-G060 (Prior Action)	\$ 100,000.00
Local Cost	\$1,505,001.00

Prior Actions: 11/2/11 Agenda, Item, 12-CGL; 08/10/11 Agenda, Item 23-CGL; 01/05/11 Agenda, Item 10-CGL; and 4/7/10 Agenda, Item 11-CGL

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



22-CGL. CAPITAL GRANTS AND LOANS (cont'd)

2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Cathy Ensor
410.767.4107
cathy.ensor@maryland.gov

23-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

Board of Trustees of the Leadenhall Baptist Church

Leadenhall Community Outreach Center (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Leadenhall Community Outreach Center, located in Baltimore City.”

\$500,000.00

Maryland Consolidated Capital Bond Loan of 2016 (MISC – Chapter 027, Acts of 2016), DGS Item G015; (SL-074-130-038)

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2018 and the Board of Public Works to certify a matching fund. The Board of Trustees of the Leadenhall Baptist Church has submitted documentation that it has over \$500,000.00 in a financial institution to meet the matching fund requirement for this project.

Background:	Total Project	\$1,072,213.00
	16-G015 (This Action)	\$ 500,000.00
	Local Cost	\$ 572,213.00

(Prior Action: 5/13/15 Agenda, Item 52-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Cathy Ensor
410.767.4107
cathy.ensor@maryland.gov

24-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into a grant agreement for the 2016 bond bill and enter into a grant agreement for the 2017 bond bill:

Board of Directors of Lexington Market, Inc.

Lexington Market (Baltimore City)

"For the acquisition, planning, design, construction, repair, renovation, and capital equipping of Lexington Market, located in Baltimore City."

\$2,000,000.00

Maryland Consolidated Capital Bond Loan of 2017 (MISC—Chapter 022, Acts of 2017)

DGS Item 126

\$350,000.00

Maryland Consolidated Capital Bond Loan of 2016 (LHI – Chapter 027, Acts of 2016)

DGS Item G135; (SL-068-160-038)

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund for the 2016 bond bill no later than June 1, 2018 and the Board of Public Works to certify a matching fund. The Board of Directors of Lexington Market, Inc. has submitted evidence in the form of canceled checks and invoices that it has \$350,439.15 in eligible expenditures to meet the matching fund requirement for the 2016 project. No match is required for the 2017 project.

Background:	Total Project	\$40,000,000.00
	17-126 (This Action)	\$ 2,000,000.00 – non-match
	16-G135 (This Action)	\$ 350,000.00
	Local Cost	\$37,650,000.00

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



24-CGL. CAPITAL GRANTS AND LOANS (cont'd)

2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Cathy Ensor
410.767.4107
cathy.ensor@maryland.gov

25-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

Board of Trustees of The Most Worshipful Prince Hall Grand Lodge, Free and Accepted Masons of Maryland and Its Jurisdiction, Inc.

Most Worshipful Prince Hall Grand Lodge (Baltimore City)

“For the Most Worshipful Prince Hall Grand Lodge, located in Baltimore City.”

\$100,000.00

Maryland Consolidated Capital Bond Loan of 2017 (LHI – Chapter 022, Acts of 2017), DGS Item G042; (SL-103-140-038)

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Trustees of The Most Worshipful Prince Hall Grand Lodge, Free and Accepted Masons of Maryland and Its Jurisdiction, Inc. has submitted documentation that it has over \$100,000.00 in a financial institution to meet the matching fund requirement for this project.

Background:	Total Project	\$500,000.00
	17-G042 (This Action)	\$100,000.00
	14-060 (Prior Action)	\$ 50,000.00
	14-054 (Prior Action)	\$250,000.00
	Local Cost	\$100,000.00

(Prior Action: 4/26/17 Agenda, Item 22-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



25-CGL. CAPITAL GRANTS AND LOANS

2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Cathy Ensor
410.767.4107
cathy.ensor@maryland.gov

26-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into grant agreements for the following grants:

Board of Directors of the Ner Israel Rabbinical College, Inc.

Ner Israel Rabbinical College (Baltimore County)

“For the Ner Israel Rabbinical College facility, located in Baltimore County.”

\$90,000.00

*Maryland Consolidated Capital Bond Loan of 2017 (LHI – Chapter 022, Acts of 2017),
DGS Item G051*

\$100,000.00

*Maryland Consolidated Capital Bond Loan of 2017 (LSI – Chapter 022, Acts of 2017),
DGS Item G113; (SL-042-170-038)*

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Directors of the Ner Israel Rabbinical College, Inc. has submitted documentation that it has over \$190,000.00 in a financial institution to meet the matching fund requirement for this project.

Background:	Total Project	\$380,000.00
	17-G051 (This Action)	\$ 90,000.00
	17-G113 (This Action)	\$100,000.00
	Local Cost	\$190,000.00

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Cathy Ensor
410.767.4107
cathy.ensor@maryland.gov

27-CGL-. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into grant agreements for the following grants:

***County Executive and County Council of Baltimore County
Radebaugh Park (Baltimore County)***

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Radebaugh Park, including the installation of playground equipment, landscaping, and site improvements to the park’s grounds, located in Baltimore County.”

\$100,000.00

*Maryland Consolidated Capital Bond Loan of 2016 (LSI – Chapter 027, Acts of 2016),
DGS Item G066*

\$75,000.00

*Maryland Consolidated Capital Bond Loan of 2016 (LHI – Chapter 027, Acts of 2016),
DGS Item G149*

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2018 and the Board of Public Works to certify a matching fund. The County Executive and County Council of Baltimore County has submitted documentation that it has allocated \$1,120,000.00 in its capital budget to meet the matching fund requirement for this project.

Background:	Total Project	\$555,000.00
	16-G066 (This Action)	\$100,000.00
	16-G149 (This Action)	\$ 75,000.00
	Local Cost	\$380,000.00

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



27-CGL-. CAPITAL GRANTS AND LOANS (cont'd)

2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Ahmed Awad
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ahmed.awad@maryland.gov

28-CGL. CAPITAL GRANTS AND LOANS
Department of Health

Recommendation: That the Board of Public Works (BPW) approve a grant of \$54,965.00 to **Walnut Street Community Health Center, Inc. (WSCHC), (DBA Family Healthcare of Hagerstown)**. WSCHC is a Federally Qualified Health Center located at 24 North Walnut Street, Hagerstown, Maryland 21740.

Project: Assist WSCHC in the acquisition of dental equipment and furnish a new mobile dental unit with one dental procedure/operatory room.

Fund Source: The Maryland Department of Health has determined the grantee is required to provide a 25% local share of the eligible project cost.

Total Project Cost	\$73,287.00	
Eligible Project Cost	\$73,287.00	
State Share (75%)	\$54,965.00	MCCBL 2013 (FQHC Grant Program), FQHC-CB-30801-01
WSCHC (25%)	\$18,322.00	Walnut Street Community Health Center, Inc.

Remarks

1. Grantee is a nonprofit Federally Qualified Health Center organization.
2. In accordance with *Subtitle 13 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being recorded among the Land Records of Montgomery County.
3. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of the Capital Planning, Budgeting, and Engineering Services that it has expended the required matching funds.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Ahmed Awad
410.767.6589
ahmed.awad@maryland.gov

29-CGL. CAPITAL GRANTS AND LOANS
Department of Health

Recommendation: That the Board of Public Works (BPW) approve a Notice Of Satisfaction of Right of Recovery on behalf of St. Elizabeth School and Habilitation Center, Inc. (the "School"), contingent upon the recordation of a new State's Right of Recovery in the Land Records of Baltimore City by the St. Elizabeth School Foundation, Inc.

Background: The State provided grant funding under the Community Health Facilities Grant Program to assist the School in designing, constructing, renovating, and equipping a facility located at 801 Argonne Drive, Baltimore, MD 21218 (the "Property"). The School serves students with many different disabilities including Autism Spectrum Disorders, Intellectual Disability, and Traumatic Brain Injury. The Property was owned by The Franciscan Sisters of Baltimore City, Inc. (the "Owner") and on July 1, 1996, the School and the Owner entered into a 30 year lease agreement for the Property.

Subsequently, on November 12, 2002 the Owner merged into the Sisters of St. Frances of Assisi, Inc., a Wisconsin Corporation (the "Corporation"). The Corporation is the surviving entity. The Property with all rights, title, and interest was vested in the Corporation pursuant to the Articles of Merger. The St. Elizabeth School Foundation, Inc., is in the process of acquiring the Property from Sisters of St. Frances of Assisi, Inc.

In order to complete the transaction, the State's existing Right of Recovery on the Property needs to be released contingent upon the recordation of a new Right of Recovery by the St. Elizabeth School Foundation, Inc., in the Land Records of Baltimore City. This new Right of Recovery is to expire on August 16, 2029. The School will continue to occupy the Property continuously until the expiration of the Right of Recovery and will continue to provide services consistent with the requirements of the Community Health Facilities Grant Program. As required under *Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, the Owner, on July 17, 1996, recorded a State's Right of Recovery in the Land Records of Baltimore City in Liber 5704, Page 007. Said Right of Recovery is to expire on August 16, 2029.

Past BPW Actions:

DGS Item 53-CGL May 1, 1996 \$1,200,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Ahmed Awad
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30-CGL. CAPITAL GRANTS AND LOANS

Department of Health

Recommendation: That the Board of Public Works (“BPW”) approve a Notice of Satisfaction of Right of Recovery on behalf of ***Community Support Services for the Deaf, Inc. (“Grantee”)*** to release the State’s Right of Recovery on property owned by Grantee located at 3113 Richwood Avenue, Baltimore, MD 21244 (“Richwood”), contingent upon the recordation of a new State’s Right of Recovery in the Land Records of Baltimore County on a second property owned by Grantee located at 7123 Windsor Mill Road, Baltimore, MD 21244 (“Windsor Mill”).

Background: In accordance with *Subtitle 7 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, Grantee recorded a State's Right of Recovery on Richwood among the Land Records of Baltimore County, in Liber 8222, at Page 61. Said Right of Recovery is to expire on February 1, 2021.

Grantee is in the process of selling Richwood. In order to facilitate the sale, Grantee is requesting that the existing State's Right of Recovery on Richwood be released, and a new Right of Recovery be recorded on Windsor Mill. Grantee has sufficient unencumbered equity in Windsor Mill to support the \$400,000 funding received for Richwood under the Adult Day Care Facilities Grant Program. The new Right of Recovery will expire on February 1, 2021.

Prior Board Actions:

DGS Item 17-CGL February 22, 1989 \$ 22,900.00

DGS Item 13-CGL November 1, 1989 \$377,100.00

Remarks

1. In accordance with §24-706(e) of the *Health-General Article of the Annotated Code of Maryland*, the Maryland Department of Health (MDH) must seek approval from the BPW in order to facilitate the release of the State's Right of Recovery on Richwood.
2. In accordance with §24-706(b)(1) of the *Health-General Article of the Annotated Code of Maryland*, MDH must seek approval from the BPW for the recordation of a new Right of Recovery on the Windsor Mill.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
April 18, 2018



Contact: Ahmed Awad
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31-CGL. CAPITAL GRANTS AND LOANS

Department of Health

Recommendation: That the Board of Public Works approve a grant of \$745,879.00 to ***People Encouraging People, Inc. (PEP) (Baltimore City)***.

Project : Phase I renovations of PEP's Recovery Center located at 4201 Primrose Avenue, Baltimore, Maryland 21215. PEP provides services to individuals with psychiatric disorders and/or co-occurring substance abuse disorders. Phase I involves the replacement of three roof top air conditioning units, replacement of a hot water heater with tank-less water heaters, roof replacement, and renovating/equipping of the kitchen.

Funding: The Maryland Department of Health has determined the grantee is required to provide a 25% local share of the eligible project cost.

Total Project Cost	\$994,505.00	
State Share	\$745,879.00	MCCBL 2016 (CHFPG), CB06511-01
PEP Share	\$248,626.00	PEP Cash and Grants

Remarks:

1. Grantee is a nonprofit organization.
2. In accordance with *Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, the BPW's approval is further contingent upon the State's right of recovery being recorded among the Land Records of Baltimore City.
3. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Capital Planning, Budgeting, and Engineering Services that it has expended the required matching funds.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION